



Elm Tree Cottage,  
Gussage All Saints,  
Wimborne, Dorset, BH21 5ET

A delightful 19th century detached thatched cottage standing in a plot of over half an acre with a self-contained annexe ideal for Airbnb, a garden studio and direct frontage to the Gussage stream, in a picturesque village about 8 miles north of Wimborne.

PRICE GUIDE: £799,950  
FREEHOLD







This pretty Grade II Listed, timber-framed cottage has elevations of brick and flint with inlaid timbers, brick chimneys and a ridged roof which was re-thatched in 2020.

It has oil fired central heating, electric under floor heating to the slate tiled ground floor, exposed beams and timbers, and 2 fireplaces (one of which has a bread oven) with wood burners.

On the first floor, the 3 bedrooms have exposed pine floorboards, and there is an en suite shower room and a large family bath/shower room.

Planning permission has been granted for a stylish contemporary kitchen extension. (Ref: P/LBC/2022/05949.)

A gabled entrance porch leads to a hallway with a slate tiled floor.



2



3



2





The spacious dual aspect sitting room features exposed timbers, glazed double doors to the garden, and an attractive recessed brick fireplace (with wood burner, stone hearth and oak bressummer beam over.)

At the other side of the hall is a charming dining room with a recessed brick fireplace (with stone hearth, oak bressummer beam, wood burner and bread oven.) Off the dining room is an inner hall with a cupboard housing the floor standing oil central heating boiler, and a cloakroom.



The dual aspect farmhouse style kitchen/breakfast room features an exposed ceiling timber, solid oak work surfaces, units, a butler's sink, and an Aga range with mantel and recessed extractor unit over. There is a rear porch with a door to outside.

An inner hall with a built-in shelved cupboard and space for fridge-freezer leads to a laundry room with space and plumbing for washing machine, storage, and door to outside.





From the hall, a straight staircase leads to the first floor landing which has an exposed A-frame timber, and a double airing cupboard housing the hot water cylinder. All 3 bedrooms have exposed pine floorboards.

Bedroom 1 has a built-in wardrobe and a Victorian cast iron fireplace with raised basket and hearth. Bedroom 2 has a superb view over the garden and farmland beyond, and an en suite shower room. Bedroom 3 is an L-shaped room with access to loft space.



There is a large bath/shower room with a rolltop bath (with free standing taps and shower attachment), large shower cubicle, wash basin and WC.

Elm Tree Cottage is approached via a tarmac slipway and a 5-bar gate leading to a large gravelled courtyard providing ample off road parking and bounded by a brick and flint wall and an established hedge. Pretty shrub beds flank a footpath to the front door.







**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.





At the rear of the cottage a brick and flint wall retains a raised lawn with shrub borders and a mature apple tree.

To the side of the house is a detached barn style self-contained annexe ideal for Airbnb comprising reception lobby, fully tiled shower room, stylish open plan living room/ kitchen (with vaulted ceiling, full height ceiling, contemporary units, electric oven and hob, extractor hood, space and plumbing for washing machine, space for fridge-freezer, and casement door to the garden.) A spiral staircase leads to a mezzanine floor providing sleeping quarters.

Beyond the gravelled area, the large main garden area features large lawns, established trees, a wealth of shrubs, and a trellis archway leads to a private wooded area. A wild haven of established trees (including oak, chestnut, beech and apple), enjoying a large frontage to the Gussage stream and valley views. There are 2 greenhouses, 2 sheds, a woodstore and a garden/ art studio with power, lighting and a fitted sink







(with electric water heater and cold water supply obtained from a rain harvester.)

Location: Gussage All Saints is a pretty and quiet village tucked away from main roads in a chalk valley within an Area of Outstanding Natural Beauty, about 10 minutes' drive from Cranborne and 15 minutes from Wimborne Minster. It has a lively community served by The Cockerel Inn, a parish church, a village hall, a Whatsapp group and emergency number, and a defibrillator. The historic town of Wimborne Minster offers a wide range of amenities, and the coastal town of Poole and the city of Salisbury, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive.

Directions: From Wimborne, proceed in a northerly direction on the B3078 Cranborne Road for approximately 5 miles and turn left at the Horton Inn. After about half a mile, turn right, sign-posted to Gussage All Saints. Proceed down the hill and over a small humpback bridge. Turn left at Amen Corner and proceed into the village. Elm Tree Cottage can be found on the left hand side, just before The Cockerel Inn.





COUNCIL TAX: Main house - Band F.  
Annexe - Band A

[properties@christopherbatten.co.uk](mailto:properties@christopherbatten.co.uk)  
01202 841171

15 East Street | Wimborne  
Dorset | BH21 1DT

Christopher  
**Batten**

in association with

Winkworth